

**IN THE KARNATAKA REAL ESTATE APPELLATE TRIBUNAL,
BENGALURU**

DATED THIS THE 20th DAY OF JULY, 2021

PRESENT

HON'BLE SRI B SREENIVASE GOWDA, CHAIRMAN

AND

HON'BLE SRI K P DINESH, JUDICIAL MEMBER

AND

HON'BLE SRI P S SOMASHEKAR, ADMINISTRATIVE MEMBER

APPEAL NO. (K-REAT) 337 /2020

BETWEEN:

1. M/s Nandi Developers
Office at No.18 (2 and 3) 'Nandi Vishwas'
Uttarahalli Main road, Bengaluru - 560 061.
PAN NO. AAKFN8632P
A Company Registered under the Companies Act, 1956,
And Represented by it's
Managing Partner/Authorized signatory,
Sri A D Narayana Reddy
Aged about 56 years,
S/o. Late Subramanya Reddy
2. Sri A D Narayana Reddy
S/o. Late Subramanaya Reddy,
Aged about 28 years,
Managing Partner M/s Nandi Developers
Residing at No. 23, 60/1, Sri Srinivasam,
4th Main, KSRTC layout, Chikkallasandra,
Bengaluru - 560 061
3. Sri Balakrishna G
S/o Late K Govindaswamy Naidu
Aged about 28 years
Managing partner M/s Nandi Developers
Residing at No.28/A, 7th cross,
2nd Main, Kathriguppe,
Bengaluru - 560 285

...APPELLANTS

(Sri T N Viswanatha & T N Ramesh, Advocates for Appellants)



RERA-2021

AND

1. The Karnataka Real Estate Regulatory Authority,
No. 1/14, 2nd Floor, Silver Jubilee Block,
Unity Building backside, CSI compound,
3rd cross, Mission Road,
Bengaluru 560027.
Represented by its Secretary.
2. Sri Shivakumar Panchananam,
S/o P Lakshmipathi,
Aged about 44 years,
Residing at Apartment No. 105,
Nandi Forest View Apartments,
Dwarakanagar, B.D.A Link road,
B.S.K, 5th Stage, Channasandra,
Bangalore - 560 098
3. Mrs Harsitha Kumar
D/o Sri k Kumar
Aged about 28 years,
Residing at No. 10,
Ramachandrappa Layout,
1st Main, R.K Layout,
Padmanabhanagar,
Bangalore - 560 070
4. Mrs Twinkle Gowda
D/o Sri k Kumar
Aged about 24 years,
Residing at No. 10,
Ramachandrappa Layout,
1st Main, R.K Layout,
Padmanabhanagar,
Bangalore - 560 070

...RESPONDENTS

(R1- RERA served, unrepresented)

(M/s Trial Base, Advocate for R2)

(R4 and R5 - served, unrepresented)



This Appeal is filed under Section 44 of the Real Estate (Regulation and Development) Act, 2016, before this Tribunal to set aside the order dated 19th February, 2020 in CMP/190420/0002640 passed by the Adjudicating Officer, RERA Respondent.

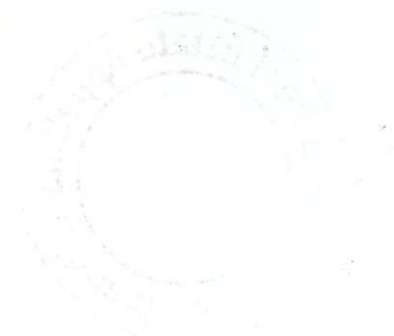
This appeal, coming on for Orders this day, Hon'ble Chairman delivered the following:

J U D G M E N T

The appellants, who are developers of a real estate project known as "NANDI FOREST VIEW" have preferred this appeal challenging the impugned order passed by the learned Adjudicating Officer directing the developer to pay delay compensation awarded to Respondents 2 allottee.

2. The learned counsel appearing for the developers and allottee submit that the developers and allottee, after due deliberation and discussion of their dispute pertaining to the appeal, have got settled their dispute pertaining to the appeal amicably out of court.

3. Respondent No. 2 has filed a Memo stating that he has received a sum of Rs.1,75,000/- (Rupees One Lakh Seventy five thousand) through Demand draft bearing No.018557 dated 16.07.2021 drawn on IDBI Bank, Banashankari, Bengaluru, from the appellant-developer towards full and final settlement of the delay compensation amount awarded to him by the learned Adjudicating Officer in complaint No. CMP/190420/0002640/2019.



4. In view of the said Memo of Respondent No.2, appellant has filed a memo praying the Tribunal to dispose of the appeal in terms of the memo filed by Respondent No.2 and direct the office to refund the amount deposited in the above appeal to the appellants.

5. Memo signed by Respondent 2 and the learned counsel appearing for him and the Memo signed by the authorized signatory of the appellants and the learned counsel appearing for the appellants are filed and they are taken on record.

6. Respondent No.1- RERA and Respondents 3 and 4, who are land owners, though served, remained unrepresented.

7. In view of the above submission and for the reasons stated in the Memos, we pass the following:

ORDER

- i) Appeal stands disposed of in terms of the Memos;
- ii) Memos filed by the appellant and Respondent No.2 today are ordered to be treated as part and parcel of this order;
- iii) Registry is directed to return the amount deposited by the appellants with this Tribunal while preferring the appeal in part compliance of proviso to Section 43(5) of the RERA Act, in favour of the appellant along with interest, if any accrued thereon, by issuing



a DD/Cheque in the name of the Authorised Signatory of the appellant-company, who has signed the appeal memo and the Vakalath, after following the procedure required for the same. ;

- iv) In view of disposal of the appeal in terms of Memos, pending I.As, if any, stand disposed of as they do not survive for consideration;
- v) In the event of parties applying for certified copy of today's order, the same shall be issued along with copies of Memos filed today;
- vi) Registry is directed to comply with the provision of Section 44(4) of the Act and to return the records to RERA, if any received.

No order as to costs.

Sd/-

HON'BLE CHAIRMAN

Sd/-

HON'BLE JUDICIAL MEMBER

Sd/-

HON'BLE ADMINISTRATIVE MEMBER

TRUE COPY

L. V. Suresh
24/8

SECTION OFFICER
KARNATAKA REAL ESTATE
APPELLATE TRIBUNAL
BENGALURU-560 027



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(7)

**BEFORE THE HON'BLE KARNATAKA REAL ESTATE
APPELLATE TRIBUNAL, BENGALURU**

K-REAT.APPEAL 337/2020

BETWEEN:

M/s NANDI DEVELOPERS
& OTHERS

APPELLANTS

AND:

THE KARNATAKA REAL ESTATE
REGULATORY AUTHORITY & OTHERS

RESPONDENTS

MEMO

The undersigned advocate appearing for the Appellant prays that this Hon'ble tribunal be pleased to dispose-off the above appeal as settled in terms of the memo filed by the Respondent No.2 and direct the office to refund the amount deposited in the above appeal to the Appellant, in the interest of justice and equity.

Place: Bengaluru

Date: 20.07.2021



Appellant



Advocate for Appellant



**BEFORE THE HON'BLE KARNATAKA REAL ESTATE
APPELLATE TRIBUNAL, BENGALURU**

K-REAT.APPEAL 337/2020

BETWEEN:

M/s NANDI DEVELOPERS
& OTHERS

APPELLANTS

AND:

THE KARNATAKA REAL ESTATE
REGULATORY AUTHORITY & OTHERS

RESPONDENTS

MEMO

The undersigned Respondent Nos. 2 humbly submits that he has settled his claim in CMP/190420/0002640/2019 amicably with the Appellant M/s Nandi Developers. The undersigned Respondents have received a sum of Rs. 1,75,000/- (Rupees One lakh Seventy Five thousand only) by way of Demand draft bearing No 018557 dated 16.07.2021 drawn on IDBI Bank, Banashankari Bengaluru in the name of Mr. Shivakumar Panchananam from the Appellant towards Full and Final Settlement of my claim in CMP/190420/0002640/2019 by giving up rest of my claim and in this regard, I the undersigned have issued a separate Letter of acknowledgement to the Developer on 16.07.2021 for having received Full and Final Settlement amount. In view of the Full and Final Settlement, the Respondent Nos. 2 humbly prays this Hon'ble Authority to take this Memo on record and the Appeal may be disposed of accordingly in the interest of justice and equity.

Place: Bengaluru
Date: 20.07.2021

Respondent Nos.2

Advocate for R2.

[Signature]



FILED IN THE COURT
ON: 20.07.2021.

FROM:

MR. Shivakumar Panchananam.
Son of Mr. P. Lakshmipathi,
Residing at Flat No.105,
Nandi Forest View Apartments,
100 Ft. BDA Ring Road,
Channasandra,
BENGALURU - 560 098.

TO:

M/s NANDI DEVELOPERS,
Having Office at No. 2, 3,
Nandi Vishwas,
Chikkallasandra,
BENGALURU - 560 061.

Sub: Letter of Acknowledgement for having received
Full and Final Settlement amount relating to
CMP/190420/0002707/2019, Karnataka Real
Estate Regulatory Authority.

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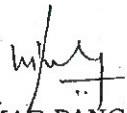
Sir,

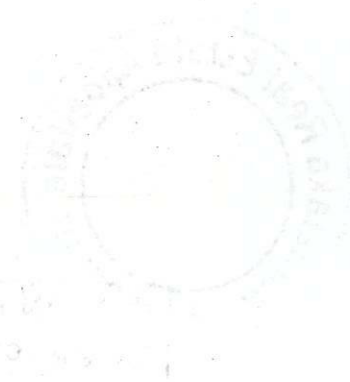
I the undersigned has amicably settled the claim relating to CMP/190420/0002640/2019 as ordered by the Karnataka Real Estate Regulatory Authority and agreed to receive the amount of Rs.1,75,000/- (Rupees One lakh and Seventy Five Thousand only) as Full and Final Settlement of my claim. In view of the said Settlement, I the undersigned hereby acknowledge the receipt of Rs. 1,75,000/- (Rupees One lakh and Seventy Five Thousand only) from the Developer by way of Demand draft bearing No 018557 dated 16.07.2021 drawn on IDBI Bank, Banashankari Bengaluru towards Full and Final Settlement relating to the complaint registered in Karnataka



Real Estate Regulatory Authority bear No.CMP/190420/0002640/2019 . I further declare that other complaint is pending either before the Karnataka Real Estate Regulatory Authority or before any other Authority. In view of this Full and Final Settlement, I the undersigned undertake to file Memo before the Hon'ble Karnataka Real Estate Appellate Tribunal, Bengaluru to record the same.

Place: Bengaluru
Dated: 16.07.2021


(SHIVAKUMAR PANCHANAN)



प्राप्त करने के लिए केवल
PAYEE ONLY



SHASHWATHI ARCADE, NO.7, ATTIMABBE ROAD
BANASHANKARI III RD STAGE BANGALORE KARNATAKA - 560085

आईडीबीआई ओमनीपे / IDBI OMNIPAY
Sr.No.: 18557

जारी करने की तारीख: से तीन महीने के लिए मान्य
VALID FOR THREE MONTHS FROM THE DATE OF ISSUE
दिनांक DATE 1 6 0 7 2 0 2 1
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को या उनके आदेश पर OR ORDER
प्राप्त मूल्य के लिए

ON DEMAND PAY **SHIVAKUMAR PANCHANANAM**

रुपये RUPEES One Lakh Seventy Five Thousand only

अदा करें ₹ ***1,75,000.00

खाता सं.
A/c No. 36830100010050

* Not Over INR. 1,75,000.00
आईडीबीआई बैंक लिमिटेड / For IDBI BANK LTD

Pur: NANDI DEVELOPERS

[Signature]
आधिकारिक हस्ताक्षरकर्ता
Authorized Signatory
क्रम सं. / Sr. No.

[Signature]
अभिज्ञात व्यापारिक व्यवसाय
Unidentified Business
आधिकारिक हस्ताक्षरकर्ता
Authorized Signatory
क्रम सं. / Sr. No.

Payable at par at all IDBI Bank Branches in India

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[Signature]
SECTION OFFICER
KARNATAKA REAL ESTATE
APPELLATE TRIBUNAL
BENGALURU-560 027
24/1/21

